



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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September 28, 2006

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

31741 96th Street East, Juniper Hills  
4325 Sunflower Avenue, Covina  
10107 East Avenue R-14, Littlerock  
2341-2343 Mira Vista Avenue, Montrose  
36105 80th Street East, Littlerock

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the

nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. It will require the repair or demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

There will be no negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 31741 96th Street East, Juniper Hills**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by October 20, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by October 20, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or a danger to public safety and welfare.
3. An attractive nuisance in the form of abandoned or broken equipment.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 4325 Sunflower Avenue, Covina**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by October 20, 2006, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Junk scattered about the premises.

**ADDRESS: 10107 East Avenue R-14, Littlerock**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all excessive vegetation by October 20, 2006, and maintained cleared thereafter and (b) that the structure(s) be repaired per noted defects or demolished by November 9, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Portions of the exterior wall covering are damaged.
4. Doors and windows are broken.
5. The interior walls are damaged.
6. Electrical service is damaged.
7. Electrical wiring is unsafe due to exposed conductors.
8. Portions of the waste, vent, gas, and water piping are damaged.
9. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, junk, and overgrown vegetation.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 2341-2343 Mira Vista Avenue, Montrose**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by October 20, 2006, and maintained cleared thereafter and (b) that the structure(s) be closed to prevent unauthorized entry by October 20, 2006, and maintained closed thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 36105 80th Street East, Littlerock**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by October 20, 2006, and maintained cleared thereafter and (b) that the structure(s) be repaired per noted defects or demolished by November 9, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

TEG:pc  
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office  
County Counsel